

**CITY OF EAST PROVIDENCE
STATE OF RHODE ISLAND
ZONING BOARD OF REVIEW**

A meeting of the Zoning Board of Review will be held in the Council Chambers, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Wednesday evening, July 29, 2009, at 7:00 P.M. The following applications for Special Use Permit (s) and Variance(s) will be heard in accordance with State Law and Zoning Ordinance.

CONTINUED BUSINESS:

1. EDWARD P. and LORENA M. DeSOUSA request permission to convert a mixed-use (two-unit residential and retail commercial) establishment that was permitted by variance to a three-unit dwelling, otherwise defined as a prohibited land use, for property located at 107 – 109 BURGESS AVENUE, being MAP 016 BLOCK 10 PARCEL 7, in a RESIDENTIAL 6 DISTRICT. (Use Variance - Petition No. 6330)

[ALL OF THE FOLLOWING VARIANCE RELIEF RESULTS FROM A COMBINATION ADMINISTRATIVE SUBDIVISION AND MAJOR LAND DEVELOPMENT PROJECT PROPOSAL.]

2. A. ALBERTINO and ZITA MILHO request permission to introduce a two-unit dwelling on designated ‘Lot No. 1’ pursuant to the submitted administrative subdivision plan, otherwise defined as a prohibited

land use, for property located at 41 OAKLEY STREET, being MAP 206 BLOCK 25 PORTION OF PARCEL 4, in a COMMERCIAL 3 DISTRICT.
(Use Variance)

B. ALBERTINO and ZITA MILHO request permission to introduce a two-unit dwelling on designated 'Lot No. 1' pursuant to the submitted administrative subdivision plan, without complying with the minimum lot area and lot width requirements as well as failing to comply with the required front-yard setback off of South Sharon Street, for property located at 41 OAKLEY STREET, being MAP 206 BLOCK 25 PORTION OF PARCEL 4, in a COMMERCIAL 3 DISTRICT.
(Dimensional Variances)

3. A. ALBERTINO and ZITA MILHO request permission to retain a mixed residential and commercial structure on designated 'Lot No. 2' pursuant to the submitted administrative subdivision plan, otherwise defined as a prohibited land use, for property located at 272 WARREN AVENUE, being MAP 206 BLOCK 25 PARCEL 5, in a COMMERCIAL 3 DISTRICT. (Use Variance)

B. ALBERTINO and ZITA MILHO request permission to retain a mixed residential and commercial structure on designated 'Lot No. 2' pursuant to the submitted administrative subdivision plan, without complying with the minimum lot area, lot width and off-street parking requirements, as well as failing to comply with the required front-yard setback off of South Sharon Street in regard to the existing structure

and handicap ramp associated with said structure and introducing a dumpster that will be physically inaccessible, for property located at 272 WARREN AVENUE, being MAP 206 BLOCK 25 PARCEL 5, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances)

4. ALBERTINO and ZITA MILHO request permission to retain an office building on designated 'Lot No. 3' pursuant to the submitted administrative subdivision plan, without complying with the minimum lot width requirement and retain said office building without complying with minimum front-yard setback off of Warren Avenue, rear-yard setback and off-street parking requirements, as well as failing to comply with accessory dumpster setback and exceeding maximum impervious lot coverage requirements, and off-street parking requirements, as well as failing to comply with the required front-yard setback off of South Sharon Street and introducing a dumpster that will be physically inaccessible, for property located at 41 OAKLEY STREET and 278 WARREN AVENUE, being MAP 206 BLOCK 25 PORTION OF PARCEL 4 and PARCEL 6, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances)

5. ALBERTINO and ZITA MILHO request permission to retain a restaurant on designated 'Lot No. 4' pursuant to the submitted administrative subdivision plan, without complying with the minimum

front-yard setback requirement off of Warren Avenue in regard to the restaurant and accessory setback requirement in regard to the outdoor seating area and accessory handicap ramp off of Warren Avenue, and off-street parking requirement, as well as exceeding the maximum impervious lot coverage requirement, for property located at 53 OAKLEY STREET, 282 WARREN AVENUE, 286 WARREN AVENUE and 302 WARREN AVENUE, being MAP 206 BLOCK 25 PARCEL(S) 3, 7, 8, 9, and 10, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances)

6. A. ALBERTINO and ZITA MILHO request permission to introduce a two-unit dwelling on designated 'Lot No. 5' pursuant to the submitted administrative subdivision plan, said two-unit dwelling being a prohibited land use, for property located at 79 OAKLEY STREET, being MAP 206 BLOCK 25 PARCEL 2, in a COMMERCIAL 3 DISTRICT. (Use Variance)

B. ALBERTINO and ZITA MILHO request permission to introduce a two-unit dwelling on designated 'Lot No. 5' pursuant to the submitted administrative subdivision plan, without complying with the minimum lot area and lot width requirements, for property located at 79 OAKLEY STREET, being MAP 206 BLOCK 25 PARCEL 2, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances)

7. ALBERTINO and ZITA MILHO request permission to introduce a sports lounge on designated 'Lot No. 6' pursuant to the submitted

administrative subdivision plan, without complying with the minimum front and rear-yard setback requirements and off-street parking requirement, as well as exceeding the maximum impervious lot coverage requirement, for property located at 304 WARREN AVENUE and 308 WARREN AVENUE, being MAP 206 BLOCK 25 PARCEL(S) 11 and 12, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances)

NEW BUSINESS:

1. ANTERO BRAGA requests permission to construct two (2) additions onto a single-family dwelling without complying with both side-yard setback requirements, for property located at 527 FORBES STREET, being MAP 611 BLOCK 1 PARCEL 17, in a RESIDENTIAL 1 DISTRICT.

(Dimensional Variance - Petition No. 6352)

2. PAULA PAIVA requests permission to convert an existing accessory garage to principal living space without complying with the minimum side-yard setback requirement and resulting in placement of two (2) vehicles within the front-yard setback requirement, for property located at 72 MERRITT ROAD, being MAP 309 BLOCK 14 PARCEL 18, in a RESIDENTIAL 2 DISTRICT.

(Dimensional Variance - Petition No. 6348)

3. BRIAN and NICOLE J. FERREIRA request permission to construct several additions (living space, decking and extension of the accessory garage), without complying with both front-yard setbacks (corner-lot) as well as exceeding the maximum building coverage requirement, for property located at 205 FIFTH STREET, being MAP 17 BLOCK 19 PARCEL 10, in a RESIDENTIAL 6 DISTRICT.

(Dimensional Variance - Petition No. 6349)

**EDWARD PIMENTEL, AICP
ZONING OFFICER / CLERK**

“INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED MUST CALL 435-7500 OR 431-1633 (V/TDD), FORTY-EIGHT (48) HOURS IN ADVANCE OF THE MEETING DATE.”